

SAN ANTONIO PLANNING COMMISSION AGENDA

▲ **July 14, 2004** ▲
2:00 P.M.

Susan M. Wright – Vice Chairperson
Mitch E. Meyer – Chairperson Pro Tem
Murray H. Van Eman James Darryl Byrd
Robert Hanley Cecilia Garcia Amelia Hartman

Land Development Services Committee – 11:30A.M. “Tobin Conference Room”

Worksession 1:00 P.M. “Tobin Conference Room”

- Briefing Agenda Items - Any of the attached items may be discussed (D.S.D)
- Briefing on a Planned Unit Development (PUD) presentation (D.S.D.)
- Briefing on items 8 & 11 from the June 23, 2004 briefing on Proposed Amendments to the San Antonio Major Thoroughfare Plan located within the Far Westside Corridor and Greater North Central section of Geographic Planning Area

1. 2:00 P.M. - Call to Order, Board Room, Development and Business Service Center

2. Roll Call

3. Election of Planning Commission Chairman for remainder of term

4. PUBLIC HEARINGS

Council District

Ferguson Map Grid

PUDS:

93-027A The Heights at Westover Hills Amendment PUD 6 578 E-5
(North side of Wiseman Blvd., east of Rogers Road and south of Culebra Road)

THE DEVELOPMENT AND BUSINESS SERVICE CENTER IS LOCATED AT 1901 SOUTH ALAMO AND IT IS WHEELCHAIR ACCESSIBLE. ACCESSIBLE PARKING SPACES IS LOCATED IN THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245 VOICE/TDD.

*Plat numbers 010481 and after are subject to the new 2001 Unified Development Code process.

04-003	Grayson Park PUD (East of Henderson Pass and South of Thousand Oaks Road)	9	517 D6&E6
04-013	Meas Del Norte PUD (West of Canyon Golf Road on the north side of proposed Wilderness Oaks)	OCL 482 E-1	
04-014	Mesa Del Sur PUD (West of Canyon Golf Road on the south side of proposed Wilderness Oaks and north of Stone Oak Parkway)	OCL 482 E-1	
04-018	Columbia Square (At the intersection of Westpond Drive and Columbia Square on Columbia Square)	4	613 C-7
04-019	The Garden @ the Dominion Phase 2 PUD (East of IH 10 west and on the south side of Dominion Drive)	8	480 A1&A2
04-022	Greater Faith Temple Apostolic Church (East of the intersection of Nacogdoches Road and Toepperwein Road on Toepperwein Road)	10	519 C-6

PLATS:

020403	Senisa Terrace Lot 8 and 9 (At the northwest corner of S.W. Military Drive and Wabash Street)	3	649 E-7
030548	Oxford Square, Unit-4 (At the intersection of Mossrock Drive and Vance Jackson Road)	1	549 E-8
040067	Mason (At the southeast corner of Harry Wurzbach Road and Dalewood Place)	10	551 F-8
040101	NHS Spear ST. (WITH WRITTEN NOTIFICATION) (At the northeast corner of S.W. 34 th Street and Spear Street)	6	615 B-5
040215	The Terrace at Concord Park (On the north side of East Sonterra Blvd., +/-577' east of Ronald Reagan Drive)	3	516 F-1
040234	Wal-Mart SuperCenter 2239-03 (At the corner of Loop 410 and Military Drive West)	6	613 D-2
040246	South Park Mall Outparcel (At the corner of S. Zarzamora St. & Missouri Pacific Railroad R.O.W.)	4	649 F-7

040301 Pan Am U-1 2 618 B-1
 (On the north side of IH 35 and the south side of Old Sequin Road)

CONSENT AGENDA

PUBLIC HEARING FOR ITEMS 4 – 18 HELD ABOVE:

4. **93-027A The Heights at Westover Hills Amendment PUD 2 585 F-4**
 (North side of Wiseman Blvd., east of Rogers Road and south of Culebra Road)

5. **04-013 Meas Del Norte PUD OCL 482 E-1**
 (West of Canyon Golf Road on the north side of proposed Wilderness Oaks)

6. **04-014 Mesa Del Sur PUD OCL 482 E-1**
 (West of Canyon Golf Road on the south side of proposed Wilderness Oaks and
 north of Stone Oak Parkway)

7. **04-018 Columbia Square 4 613 C-7**
 (At the intersection of Westpond Drive and Columbia Square on Columbia
 Square)

8. **04-019 The Garden @ the Dominion Phase 2 PUD 8 480 A1&A2**
 (East of IH 10 west and on the south side of Dominion Drive)

9. **04-022 Greater Faith Temple Apostolic Church 10 519 C-6**
 (East of the intersection of Nacogdoches Road and Toepperwein Road on
 Toepperwein Road)

10. **020403 Senisa Terrace Lot 8 and 9 3 649 E-7**
 (At the northwest corner of S.W. Military Drive and Wabash Street)

11. **030548 Oxford Square, Unit-4 1 549 E-8**
 (At the intersection of Mossrock Drive and Vance Jackson Road)

12. **040067 Mason 10 551 F-8**
 (At the southeast corner of Harry Wurzbach Road and Dalewood Place)

- ~~13. **040101 NHS Spear ST. 6 615 B-5**~~
 ~~(At the northeast corner of S.W. 34th Street and Spear Street)~~

14. **040215 The Terrace at Concord Park 3 516 F-1**
 (On the north side of East Sonterra Blvd., +/-577' east of Ronald Reagan Drive)

15.	040234	Wal-Mart SuperCenter 2239-03 (At the corner of Loop 410 and Military Drive West)	6	613 D-2
16.	040246	South Park Mall Outparcel (At the corner of S. Zarzamora St. & Missouri Pacific Railroad R.O.W.)	4	649 F-7
17.	040301	Pan Am U-1 (On the north side of IH 35 and the south side of Old Sequin Road)	2	618 B-1
18.	04-003	Grayson Park PUD (Plan) (East of Henderson Pass and South of Thousand Oaks Road)	9	517 D6&E6

PLATS:

19.	040013	Grayson Park (A Townhouse PUD) (On the south side of Thousand Oaks Drive, 1328' S.E. of Henderson Pass)	9	517 D-6
20.	020359	Gathering of His Grace Church (On the east side of Watkins Land at Bluff Street)	7	614 F-1
21.	030048	North Stahl Business Park (At the corner of Classen Road and North Stahl Park)	10	518 E-6
22.	030166	Coker United Methodist Church, Add 2 (At the southeast corner of West Avenue and the proposed Wurzbach Parkway)	9	550 E-2
23.	030234	Encino Ridge, Unit 1 (PUD) (At the intersection of U.S. HWY. 281 and Stone Oak Parkway)	9	483 E-5
24.	030272	Medical Center Self Storage (On the west side of Huebner Road, 175.23' to the northwest corner of Huebner Road and Fredericksburg Road)	8	548 F-4
25.	030372	Cibolo Canyon Unit-4, Phase 1 (PUD) (On the south side of Cibolo Canyon Boulevard, 1346' to Bulverde Road)	OCL	484 A-2
26.	030406	Oliver Ranch, Unit-2, Phase III (On the east side of Little Brook Blvd., 109' to Mason King Blvd.)	OCL	451 C-7
27.	030496	Church Community Development (At the intersection of Potranco Road and Ellison Drive)	4	612 D-4
28.	040032	Shadow Canyon Unit 4, P.U.D. (On the north and south sides of Clovis Street, 119' to southeast corner of	OCL	511 D-3

Montell Street)

- | | | | |
|-----|--------|--|--------------------|
| 29. | 040078 | Hillcrest Unit 1
(On the west side of Loop 410, 3130' to Marbach Road and Loop 1604 intersection) | OCL 646 B-2 |
| 30. | 040143 | The Park at University Hills, U-1
(On the south side of Hausman Road, +/-1685' east of Regency Trail) | 8 514 C-8 |
| 31. | 040152 | Walnut Pass at Boerne Stage-Unit 2
(On the west and east side of Cross Mountain Trail, 537.0' from southeast intersection of Boerne Stage Road and Cross Mountain Trail) | OCL 479 C-2 |
| 32. | 040260 | Cheyenne Valley Unit 1
(At the intersection of Weidner Road and Grand Club Drive) | 10 553 B-5 |
| 33. | 040261 | The Hills at Shanefield, U-3
(On the northwest side of Wildhorse Pkwy., +/-608' north of Shaenfield Road) | OCL 546 B-7 |
| 34. | 040294 | Stonegate Hill, Phase I (PUD)
(On the north side of Ranchers Ridge, 150' to Cinnamon Ridge) | 6 578 E-5 |

DEFERRALS:

- | | | | |
|-----|--------|---|------------------|
| 35. | 040075 | Porfirio S. Ozuna
(On the south side of Loop 410, +/- 1975' east of State Highway 16) | 4 681 D-4 |
| 36. | 040312 | The Wurzbach Estate at Burmeade Oaks
(On the south side of Wurzbach Road, approximately 559.74' to the southwest intersection of Wurzbach Road and Fredericksburg Road) | 8 549 A-7 |
| 37. | 040442 | Estates of Westover Hills Unit 1(PUD)
(At the intersection of Del Mar Trail and Westover Hills Blvd.) | 6 579 A-6 |
| 38. | 040460 | The Rim, Unit 1
(On the east side of IH 10, south of Old Camp Bullis Road) | 8 514 C-3 |

INDIVIDUAL CONSIDERATION

PLATS:

- | | | | |
|-----|--------|--|--------------------|
| 39. | 030371 | Cibolo Canyon U-3 PH 1 PUD (variance)
(On the easterly side of Bulverde Road, 7310' north of Evans Road) | OCL 484 A-2 |
| 40. | 030520 | Cambridge (PUD) (variance) | 8 513 E-8 |

(At the intersection of Hausman Road and Pecan Glade Street)

OTHER ITEMS:

41. Consideration of an acquisition to purchase the property at 111 Rice Road for the Proposition 3 Creekways Linear Parks Project (Department of City Manager's Office)
42. Public Hearing and consideration of Amendments to the San Antonio Major Thoroughfare Plan located within the Far Westside Corridor and Greater North Central section of Geographic Planning Area (Department of Planning)
43. A resolution regarding the amendment of the Three-Year Annexation Plan to include the Southside Initiative Expansion area for full Purpose Annexation in August 2007 under the provision of SB 89 as adopted by the 76th Texas Legislature (Department of Planning)
44. Public hearing and consideration of a resolution amending the Land Use Plan contained in the Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 48.33 acres located at NCB 18560 P-66A, near the northwest quadrant of the intersection of Bandera Road and Eckhert Road, from Industrial land use to Community Commercial, High Density Residential, and Single Family Residential land uses (Department of Planning)
45. Public hearing and consideration of a resolution amending the Land Use Plan contained in the Arena District/Eastside Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.2478-acres located at 218 Connelly Street from Medium Density Residential land use to Neighborhood Commercial land use (Department of Planning)
46. Public hearing and consideration of a resolution amending the Land Use Plan contained in the Arena District/Eastside Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.2858-acres located at 102 Essex Road from Medium Density, Single Family and Mixed Residential land use to Neighborhood Commercial land use (Department of Planning)
47. Public hearing and consideration of a resolution amending the Land Use Plan contained in the North Central Neighborhoods Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.3657-acres located at 826 and 829 Westwood, from Parks/Open Space to Neighborhood Commercial (Department of Planning)
48. Public hearing and consideration of a resolution amending the Land Use Plan contained in the Southside Initiative Community Plan, a component of the Master Plan of the City, by changing the use of approximately 8.29-acres located at Southton Road and IH-37 South more specifically described as 14003 IH-37 South, 14103 IH-37 South, Legal Description NCB 16626 Blk 1 LOT 101 Bradford II Subdivision, and NCB 16626 BLK LOT P-297 from Agriculture land use to Rural Living land use (Department of Planning)

49. Vested Rights Permit # 04-04-098 Appeal. The project name is Callaghan Evers Commercial Project (Department of Development Services)
50. Vested Rights Permit # 04-04-082 Appeal. The project name is Encino North Elementary School & Seventh (7th) High School Complex (Department of Development Services)
51. Briefing relative to proposed Chapter 35 Unified Development Code Amendments in connection with the HB 1445 which establish a single point of contact for joint City and County review of plats, and one set of Rules for Plat Approval in the Extra Territorial Jurisdiction (ETJ) (Department of Development Services)
52. Consideration of an Appeal to the Seale 351.25-Acre Tract Master Development Plan (c/o Chesley I. Swann III)
53. Citizens to be Heard
54. Approval of the minutes for June 23, 2004
55. Director's report
56. Questions and Discussion
57. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
58. **ADJOURNMENT**

PLANNING COMMISSION
PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION
OF REPLAT

AGENDA ITEM NO: _____ July 14, 2004

NHS SPEAR ST.
SUBDIVISION NAME

MAJOR PLAT

040101
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 615 B-5

OWNER: Neighborhood Housing Services, by Michael Vargas

SURVEYOR: South Central Surveyors, by Peter Aguirre

CASE MANAGER: David Stallworth, Planner II

Location: At the northeast corner of S.W. 34th and Spear Streets

Services Available: SAWS water and sewer

Zoning: R-5, Residential Single-family District

Proposed Use: Single family residential

APPLICANT'S PROPOSAL:

To replat **five (5)** single-family lots consisting of **0.66** acres from **one (1)** previously platted lot

DISCUSSION:

Public Notice: This replat is subject to a public hearing involving written notification. The original plat, the *J.A. Smith* subdivision plat, is recorded in volume 3700, pages 164 of the Bexar County Deed and Plat Records.

A total of six (6) notices were mailed, five (5) of which were sent to the property owners of lots that were both in the original subdivision and within 200 feet of the lot being replatted. A final tally of notices received in opposition to the replat will be presented at the public hearing. There were no homeowners' associations within 500 feet of the replat area.

Consideration and Approval: As this replat does not involve a variance, subsection 212.0159(c), V.T.C.A. requiring a three-fourths affirmative vote will not be applicable. In accordance with the amended Unified Development Code, the proposed replat will be considered and acted upon by the Planning Commission at a subsequent public meeting.

PLANNING COMMISSION

Planned Unit Development

AGENDA ITEM NO: _____ **July 14, 2004**

THE HEIGHTS AT WESTOVER HILLS AMENDMENT PUD

93-027A

PUD PLAN NAME

PLAN #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 578 E5

OWNER: Pulte Homes of Texas, L.P. by Bart Swider

ENGINEER: Pape-Dawson Engineers, Inc. Alfonso Chua, P.E.

CASE MANAGER: Ernest Brown, Planner II

Location: North side of Wiseman Blvd., east of Rogers Rd. and south of Culebra Rd.

Zoning: PUD R-6

Land Use: PUD, Planned Unit Development, Single Family Residential

APPLICANT'S PROPOSAL:

- To plan 278 single family residential lots
- At a density of 3.01 units per acre
- With an open space ratio of 58.77%
- And approximately 13,260 linear feet of private streets
- PUD plan, per UDC section 35-506 (e)(1) Connectivity Index for internal streets, satisfy criteria with a connectivity ratio of 1.4.
- PUD is vest per VRP # 02-01-053 due to DRP (expires 09/01/2007)

DISCUSSION:

PUD is associated with POADP/MDP # 110, Westover Hills, approved 05/17/1991; and plats #940306, The Heights at Westover Hills, Unit-3, and #940331, The Heights at Westover Hills, Unit-4

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION

Planned Unit Development

AGENDA ITEM NO: _____ July 14, 2004

MESA DEL NORTE PUD

PUD PLAN NAME

04-013

PLAN #

COUNCIL DISTRICT: O.C.L.

FERGUSON MAP GRID: 482 E1

OWNER: Mesa Canyon Springs, LTD., by George A. (Chip) Field, III

ENGINEER: Pape-Dawson Engineers, Inc. Alfonso Chua, P.E.

CASE MANAGER: Ernest Brown, Planner II

Location: West of Canyon Golf Rd. on the north side of proposed Wilderness Oaks.

Zoning: O.C.L.

Land Use: PUD, Planned Unit Development, Single Family Residential, ERZD, Edwards Recharge Zone District.

APPLICANT'S PROPOSAL:

- To plan 279 single family residential lots
- At a density of 3.85 units per acre
- With an open space ratio of 49.3%
- And approximately 10,797 linear feet of private streets
- PUD plan, per UDC section 35-506 (e)(1) Connectivity Index for internal streets, satisfy criteria with a connectivity ratio of 1.3.
- PUD is vest per VRP # 02-01-061, as of 11/17/1985

DISCUSSION:

PUD is associated with POADP/MDP # 427-B, Canyon Valley 909 Acre Tract, approved 04/27/1998; and plats #98032, Mission Springs Subdivision, and plat #990464, Mansions at Canyon Springs.

NOTE:

SAWS has approved this PUD with the following conditions:

It is noted that there has been a land use change. Please be aware any changes identified in Section 34-926 of the City Code as "substantial alterations" that

may be proposed within this property referenced above, may cause a recategorization of the property. If proposed, these changes will be considered as a substantial alteration, unless it is shown that the substantial alteration(s) does not increase the potential for degradation. Prior to platting, a substantial alteration letter will be required to SAWS Aquifer Protection.

TIA has approved this PUD with the following conditions:

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Mesa Del Norte, at no cost to the City of San Antonio:

Property adjacent to Wilderness Oak will be required to provide half of the rights-of-way dimensions and roadway construction for a Secondary Arterial, Type A as outlined in the UDC 35-506 (g).

Median opening on Wilderness Oaks shall be spaced no less than 400 ft. apart with left-turn storage provided at each opening . UDC 35-506 (n).

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal and external street plan. All major arterials and local streets shall follow all regulations as per the Uniform Development Code. The Major Arterials shown on the MDP shall follow the City of San Antonio MTP and the horizontal alignments will be implemented at the time of platting. The street network shall be planned in order to provide safe and efficient movement of traffic to platting. The street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION

Planned Unit Development

AGENDA ITEM NO: _____ July 14, 2004

MESA DEL SUR PUD

04-014

PUD PLAN NAME

PLAN #

COUNCIL DISTRICT: O.C.L.

FERGUSON MAP GRID: 482 E1

OWNER: Mesa Canyon Springs, LTD., by George A. (Chip) Field, III

ENGINEER: Pape-Dawson Engineers, Inc. Alfonso Chua, P.E.

CASE MANAGER: Ernest Brown, Planner II

Location: West of Canyon Golf Rd. on the south side of proposed Wilderness Oaks and north of Stone Oak Parkway.

Zoning: O.C.L.

Land Use: PUD, Planned Unit Development, Single Family Residential, ERZD, Edwards Recharge Zone District.

APPLICANT'S PROPOSAL:

- To plan 163 single family residential lots
- At a density of 2.29 units per acre
- With an open space ratio of 56.25%
- And approximately 8,911 linear feet of private streets
- PUD plan, per UDC section 35-506 (e)(1) Connectivity Index for internal streets, satisfy criteria with a connectivity ratio of 1.875.
- PUD is vest per VRP # 02-01-061, as of 11/17/1985

DISCUSSION:

PUD is associated with POADP/MDP # 427-B, Canyon Valley 909 Acre Tract, approved 04/27/1998; and plats #98032, Mission Springs Subdivision, and plat #990464, Mansions at Canyon Springs.

NOTE:

SAWS has approved this PUD with the following conditions:

It is noted that there has been a land use change. Please be aware any changes identified in Section 34-926 of the City Code as “substantial alterations” that may be proposed within this property referenced above, may cause a recategorization of the property. If proposed, these changes will be considered as a substantial alteration, unless it is shown that the substantial alteration(s) does not increase the potential for degradation. Prior to platting, a substantial alteration letter will be required to SAWS Aquifer Protection.

TIA has approved this PUD with the following conditions:

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Mesa Del Sur, at no cost to the City of San Antonio:

Property adjacent to Wilderness Oak will be required to provide half of the rights-of-way dimensions and roadway construction for a Secondary Arterial, Type A as outlined in the UDC 35-506 (g).

Median opening on Wilderness Oaks shall be spaced no less than 400 ft. apart with left-turn storage provided at each opening . UDC 35-506 (n).

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal and external street plan. All major arterials and local streets shall follow all regulations as per the Uniform Development Code. The Major Arterials shown on the MDP shall follow the City of San Antonio MTP and the horizontal alignments will be implemented at the time of platting. The street network shall be planned in order to provide safe and efficient movement of traffic to platting. The street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION

Planned Unit Development

AGENDA ITEM NO: _____ **July 14 , 2004**

COLUMBIA SQUARE
PUD PLAN NAME

04-018
PLAN #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 613, 7C

OWNER: Great American Companies by Israel Fogiel

ENGINEER: Carter and Burgess, Inc.

CASE MANAGER: Robert Lombrano, Planner II

Location: The property is located at the intersection of Westpond Drive and Columbia Square on Columbia Square.

Zoning: PUD, C3, Planned Unit Development, Commercial Development

Plan is in accordance with: 2001 Unified Development Code (UDC)

APPLICANT'S PROPOSAL:

- To plan 7 commercial lots and 1 detention pond at a density of 1.10 units per acre
- with an open space ratio of 20.6 %.
- The property has less than 125 units, therefore Section 35-506(e)(1) Connectivity Ratio does not apply.

DISCUSSION: This is a Commercial Development therefore Section 35-503 Park/Open Space Standards, Table 503-1 column B indicates (N/A)

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION

Planned Unit Development

AGENDA ITEM NO: _____ **July 14, 2004**

THE GARDEN @ THE DOMINION PHASE 2 PUD
PUD PLAN NAME

04-019
PLAN #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 480 A1,A2

OWNER: Continental Homes of Texas, L.P., by D.R.Horton, Inc.

ENGINEER: Moy Civil Engineers, by Duane A. Moy, P.E.

CASE MANAGER: Ernest Brown, Planner II

Location: East of Interstate Highway 10 West and on the south side of Dominion Drive.

Zoning: R6 PUD

Land Use: PUD, Planned Unit Development, Single Family Residential.

APPLICANT'S PROPOSAL:

- To plan 138 single family residential lots
- At a density of 3.70 units per acre
- With an open space ratio of 63.6%
- And approximately 5,684 linear feet of private streets
- PUD plan, per UDC section 35-506 (e)(1) Connectivity Index for internal streets, satisfy criteria with a connectivity ratio of 1.46.

DISCUSSION:

PUD is associated with POADP/MDP # 55, Dominion, approved 06/29/1983.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION

Planned Unit Development

AGENDA ITEM NO: _____ **July 14 , 2004**

GREATER FAITH TEMPLE APOSTOLIC CHURCH

04-022

PUD PLAN NAME

PLAN #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 519, C6

OWNER: Greater Faith Temple Apostolic Church by Elder Douglass Thompson

ENGINEER: MBC Engineers & Assoc., Inc.

CASE MANAGER: Robert Lombrano, Planner II

Location: The property is located east of the intersection of Nacogdoches Road and Toepperwein Road on Toepperwein Road.

Zoning: PUD, R6, Planned Unit Development, Non-Single Family Residential Development

Plan is in accordance with: 2001 Unified Development Code (UDC)

APPLICANT'S PROPOSAL:

- To plan 1 Non-Single family at a density of 0.09 units per acre
- with an open space ratio of 60 %.
- The property has less than 125 units, therefore Section 35-506(e)(1) Connectivity Ratio does not apply.

DISCUSSION: None

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT
AGENDA ITEM NO: 10 July 14, 2004

SENISA TERRACE
LOT 8 AND LOT 9
SUBDIVISION NAME

MINOR PLAT

020403
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 649 E-7

OWNER: MG Building Materials, by Alan Grothues

ENGINEER: Macina, Bose, Copeland and Associates, by David Allen

CASE MANAGER: David Stallworth, Planner II

Date filed with Planning Commission: June 28, 2004

Location: At the northwest corner of S.W. Military Drive and Wabash Street

Services Available: Bexar Metropolitan water, SAWS sewer

Zoning: I-1, Industrial

Proposed Use: Commercial, unspecified

Major Thoroughfare: S.W. Military Drive; Type-A primary, 120' minimum ROW

APPLICANT'S PROPOSAL:

To plat **two (2) non-single-family** lots consisting of **8.313** acres

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT
AGENDA ITEM NO: 11 July 14, 2004

OXFORD SQUARE, UNIT-4
SUBDIVISION NAME

MINOR PLAT

030548
PLAT #

COUNCIL DISTRICT: 1

FERGUSON MAP GRID: 549 E-8

OWNER: Academy Ltd., by Michael Ondruch

SURVEYOR: Terra Associates Inc., by George Collison

CASE MANAGER: Roland Trevino, Planner II

Date filed with Planning Commission: June 25, 2004

Location: At the intersection of Mossrock Drive and Vance Jackson Road

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District
C-3 Commercial District

Proposed Use: Specialty Retail Sales

Major Thoroughfare: Vance Jackson Road is a Secondary Arterial
Type A, minimum R.O.W., is 86 feet

I.H. 10 is a Freeway

APPLICANT'S PROPOSAL:

To plat **1 non-single** family lot consisting of **8.843** acres

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT
AGENDA ITEM NO: 12 July 14, 2004

MASON
SUBDIVISION NAME

MINOR PLAT

040067
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 551 F-8

OWNER: M. Taylor Mason, D.D.S.

ENGINEER: Fisher Engineering Company, by Arnold Martinez

CASE MANAGER: David Stallworth, Planner II

Date filed with Planning Commission: June 16, 2004

Location: At the southeast corner of Harry Wurzbach Road and Dalewood Place

Services Available: SAWS water and sewer

Zoning: C-3, Commercial; O-2, Office

Proposed Use: Dental office

Major Thoroughfare: Harry Wurzbach Rd.; Type-A secondary, 86' minimum ROW

APPLICANT'S PROPOSAL:

To plat **two (2) non-single-family lots** and **one (1) drainage public right-of-way** consisting of **.580 acres**

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT
AND SUBDIVISION

AGENDA ITEM NO: 14 July 14, 2004

THE TERRACE AT
CONCORD PARK
SUBDIVISION NAME

MINOR PLAT

040215
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 516 F-1

OWNER: Concord Corporation, by William T. Ellis

ENGINEER: Pape – Dawson Engineers, by Brice Moczygemba

CASE MANAGER: David Stallworth, Planner II

Date filed with Planning Commission: June 28, 2004

Location: On the north side of East Sonterra Blvd., +/-577' east of Ronald Reagan Dr.

Services Available: SAWS water and sewer

Zoning: C-2, C-3, Commercial; ERZD, Edwards Recharge Zone District

Plat is in accordance with: POADP/MDP #698, *The Villages of Sonterra*, apr. 2/28/01

Proposed Use: Commercial

Major Thoroughfare: East Sonterra Blvd.; Type-A secondary, 86' minimum ROW

APPLICANT'S PROPOSAL:

To plat **two (2) non-single-family** lots consisting of **18.41** acres

DISCUSSION:

Edwards Recharge Zone: The Aquifer Studies Office of San Antonio Water Systems has determined that this plat meets all of the requirements for development over the recharge zone, as indicated in their attached response.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION
PUBLIC HEARING & CONSIDERATION OF REPLAT &
SUBDIVISION PLAT

AGENDA ITEM NO: **15** July 14, 2004

WAL-MART

SUPERCENTER 2239-03

MAJOR PLAT

040234

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 613 D-2

OWNERS: Stephen Lang & John Clarke

ENGINEER: Pape-Dawson Engineers, by Brice B. Moczygemba

CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: June 30, 2004

Location: At the corner of Loop 410 and Military Drive West

Services Available: SAWS Water and Sewer

Zoning: C-3 Commercial District

C-3R Commercial District, Restrictive Alcoholic Sales

Proposed Use: Retail/Grocery and fuel

Major Thoroughfare: **Military Drive West** is a secondary arterial, Type A, minimum R.O.W. **86** feet and **Loop 410** is an expressway.

APPLICANT'S PROPOSAL:

To plat **2 non-single** family lots, consisting of **26.94** acres.

STAFF RECOMMENDATION:

Approval.

PLANNING COMMISSION
PUBLIC HEARING & CONSIDERATION OF REPLAT &
SUBDIVISION PLAT

AGENDA ITEM NO: 16 July 14, 2004

SOUTH PARK MALL OUTPARCEL
SUBDIVISION NAME

MINOR PLAT

040246
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 649 F-7

OWNER: William G. Brown, Jr., Agent

ENGINEER: Macina, Bose, Copeland & Associates, Inc., by David L. Allen

CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: June 30, 2004

Location: At the corner of S. Zarzamora St & Missouri Pacific Railroad R.O.W.

Services Available: Bexar Metropolitan Water and SAWS Sewer

Zoning: I-2 Heavy Industry District

It is noted that this property was registered for preservation uses on June 3, 2002. The registration permits for retail shopping center land uses.

Proposed Use: Commercial

Major Thoroughfare: S. Zarzamora St is a primary arterial, Type A, minimum R.O.W. 120 feet and I.H. 35 is an expressway.

APPLICANT'S PROPOSAL:

To plat 1 non-single family lot consisting of 5.32 acres.

STAFF RECOMMENDATION:

Approval.

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT
AGENDA ITEM NO: 17 July 14, 2004

PAN AM U-1
SUBDIVISION NAME

MINOR PLAT

040301
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 618 B-1

OWNER: Serene Lodging by Kaushi K. Naik

ENGINEER: Macina Bose Copeland by Arnold C. Schultz Jr.

CASE MANAGER: J. Jay, Planner II

Date filed with Planning Commission: June 15, 2004

Location: On the north side of I H 35 and the south side of Old Seguin Rd.

Services Available: SAWS Water and Sewer

Zoning: I-2 Heavy Industry

Note: The current site is zoned I-1 which does not allow for a motel use, which is existing. The previous zoning was "LL" which did allow for this use. The applicant has been advised to file for preservation rights. It is staff's understanding the property is being platted just for the purpose of selling the existing hotel site.

Proposed Use: Existing hotel

Major Thoroughfare: I H 35 is an expressway.

APPLICANT'S PROPOSAL:

To replat **1 non-single** family lot consisting of **1.218** acres out of a previously platted lot.

STAFF RECOMMENDATION:

Approval.

PLANNING COMMISSION

Planned Unit Development

AGENDA ITEM NO: _____ **July 14, 2004**

GRAYSON PARK SUBDIVISION PUD

04-003

PUD PLAN NAME

PLAN #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 517 D6 and E6

OWNER: Pulte Homes of Texas, L.P. by Bart Swider

ENGINEER: Carter Burgess, Inc., by Arturo Camacho, P.E.

CASE MANAGER: Ernest Brown, Planner II

Location: East of Henderson Pass and South of Thousand Oaks Road.

Existing Zoning: MF-33 / MF-33 EZRD

Proposed Zoning: RM-4 / RM-4 PUD EZRD

Land Use: PUD, Planned Unit Development, ERZD, Edward Recharge Zone District, Single Family Residential

APPLICANT'S PROPOSAL:

- To plan 116 single family residential lots at a density of 8.83 units per acre
- With an open space ratio of 35.2%
- And approximately 4200 linear feet of private streets
- PUD plan is less than 125 Units; therefore UDC section 35-506 (e)(1) Connectivity Index for internal streets does not apply.

DISCUSSION:

- On the May 12, 2004 Planning Commission meeting this development showed an open space percentage of 29.3%. The applicant requested support for a decrease in the minimum requirements of open space as per the UDC section 35-344(g)(2). The applicant cited hardship related to the land rather than personal circumstances. The applicant asserted that compliance to the UDC's 35% rule would not allow him/her to make no reasonable use of the property.

Parks and Recreation Department recommended to the Planning Commission support of the decrease in the minimum requirements of 35% open space rule with the conditions as outlined in their attached April 6, 2004 Interdepartmental Correspondence to Development Services approval letter.

During the discussion period, the applicant informed the Commission that project has a vested rights permit, VRP # 03-09-118. However, the applicant desire was to follow the intent of the current code with the above stated exceptions by providing more amenities to the site.

The Commission voted to continue the consideration of this project for the May 26, 2004 meeting to further review the project and UDC requirements

- On the May 26, 2004 Planning Commission meeting the applicant presented a different project electing to exercise its vesting rights. Through the applicants vesting rights this project was considered by staff to be in compliance with the open space 35% rule by providing 39.1% of open space. Under its vesting rights the park dedication of (36/114) 0.3 acres is required. Parks and Recreation has approved the PUD stating the applicant provides dedication of a 1.77 acre Greenbelt that will meet the requirements.
- At the request of the applicant on May 26, 2004 Commission voted to continue the consideration of this project for this June 9th meeting.
- At the request of the applicant, on the scheduled June 9, 2004, Planning Commission agenda, under individual consideration, item # 24 Grayson Park PUD # 04-003 was pulled and to be scheduled for the July 14, 2004 Planning Commission Meeting.

This project has received recommended approvals from all the reviewing agencies as being in compliance with the UDC.

Parks and Recreation has found this proposed plan of 116 homes in compliance with UDC section 35-503, requiring 1 acre of parkland for every 114 residential units. This proposed plan requires a 1.0 acre park dedication and does meet that requirement. The plan will meet the requirement through the dedication of a Greenbelt on the southwestern boundary of the subdivision.

UDC Section 35-344 states that Planned Unit Development Parks must provide a minimum of 35% open space through the use of yards and areas that conform to the requirements of Section 35-503. Grayson Park has 4.78 acres or 35.2% open space and meets the minimum requirements set forth in the UDC.

Grayson Park will include a 3.52 acre Greenbelt/Greenway area. The following conditions apply to this area.

1. The applicant shall provide a trail connecting the internal sidewalks, through the Greenway to the sidewalk on Henderson Pass. Trail is to be a minimum of six (6) feet wide, constructed of asphalt, cement, or crushed granite with appropriate borders and sloped to drain.
2. The following trees shall be planted with in that portion of the Greenbelt located at the end western end of Grayson Way.
 - a. The applicant must plant three (3) trees with each tree having a minimum caliper of five (5) inches. Applicant may plant a minimum of the following species: Cedar Elm, Live Oak, Red Oak, Chinquapin Oak, or Monterrey Oak.
 - b. The applicant must plant two (2) trees with each tree having a minimum caliper of three (3) inches. Applicant may plant two of the following species: Cedar Elm, Live Oak, Red Oak, Chinquapin Oak, or Monterrey Oak.
 - c. The applicant must plant five (5) trees with each tree having a minimum caliper of one (1) inch. Applicant may plant a minimum of two of the following species: Mexican Buckeye, Mexican Plum, Redbud, Texas Mountain Laurel, Texas Persimmon or Yaupon Holly.
 - d. Applicant is responsible for care and maintenance of all newly planted trees as outlined in the most current version of the City's Tree Ordinance.
3. The Playground has the following minimum standards.
 - Playing surface: sand, wood chips, or other equivalent material.
 - Must have open shelter such as small pavilion or covered benches.
 - Two additional benches and one trash receptacle.
 - The playground must have equipment for two distinct play abilities. Equipment may be located in the same or separate areas.
 - 2-5 year olds
 - Minimum of five activities.
 - 5-12 year olds
 - Minimum of ten activities
 - Playground must be commercial grade with a minimum of five inch round upright post.
 - Playground must meet all federal, state, and local requirements and ADA compliant.

Reference attachments:

Project Summary
Vested Rights Exhibit
Recharge Zone Exhibit
Ordinance # 98225
UDC – Table 504-4
UDC – 35-503

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION

REPLAT

AGENDA ITEM NO: 19 July 14, 2004

GRAYSON PARK

(A TOWNHOUSE PUD)

SUBDIVISION NAME

MAJOR PLAT

040013

PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 517 D-6

OWNER: Pulte Homes of Texas, L.P., by Christopher Lindhorst

ENGINEER: Carter – Burgess, Inc., by Arturo Camacho

CASE MANAGER: David Stallworth, Planner II

Date filed with Planning Commission: Pending

Location: On the south side of Thousand Oaks Drive, 1328' S.E. of Henderson Pass

Services Available: SAWS water and sewer

Zoning: RM-4, Residential Single-family District; PUD, Planned Unit Development; ERZD, Edwards Recharge Zone District

Plat is in accordance with: PUD #04-003, Grayson Park, scheduled for 7/14/04 hearing

Proposed Use: Townhomes

Major Thoroughfare: Thousand Oaks Drive; Type- A secondary, 86' min. ROW

APPLICANT'S PROPOSAL:

To plat **116** single-family lots, **3 non-single-family** lots and **1,700** linear feet of private street consisting of **13.59** acres

DISCUSSION:

Public Hearing: Both this item and its associative PUD plan were originally introduced and subjected to public hearings on May 26, 2004.

Edwards Recharge Zone: The Aquifer Studies Office of San Antonio Water Systems has determined that this plat meets all of the requirements for development over the recharge zone, as indicated in their attached response.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION

REPLAT

AGENDA ITEM NO: 20 July 14, 2004

GATHERING

OF HIS GRACE CHURCH
SUBDIVISION NAME

MAJOR PLAT

020359

PLAT #

COUNCIL DISTRICT: 7

FERGUSON MAP GRID: 614 F-1

OWNER: Anna M. Ruiz

ENGINEER: Grant Engineering by Ed Campos

CASE MANAGER: J. Jay, Planner II

Date filed with Planning Commission: June 29, 2004

Location: On the east side of Watkins Land at Bluff Street.

Services Available: SAWS Water and Sewer

Zoning: R-5 Single Family Residence District

Proposed Use: Church

APPLICANT'S PROPOSAL:

To plat 1 non-single family lot consisting of 2.886 acres, being the remaining portions of two previously platted lots (from 1923).

STAFF RECOMMENDATION:

Approval.

PLANNING COMMISSION
VACATE, RESUBDIVISION & SUBDIVISION PLAT
AGENDA ITEM NO: 21 July 14, 2004

NORTH STAHL BUSINESS PARK
SUBDIVISION NAME

MAJOR PLAT

030048
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 518 E-6

OWNER: Brad Parman

ENGINEER: Hallenberger Engineering, L.C., by Jeffrey McKinnie

CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: July 30, 2004

Location: At the corner of Classen Rd and N Stahl Park

Services Available: SAWS Water and Sewer

Zoning: C-3R Commercial District Restrictive Alcoholic Sales

Proposed Use: Commercial

Major Thoroughfare: Classen Rd is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **12 non**-single family lots, consisting of **10.633** acres.

STAFF RECOMMENDATION:

Approval.

PLANNING COMMISSION

SUBDIVISION PLAT

AGENDA ITEM NO: 22 July 14, 2004

COKER UNITED METHODIST

CHURCH, ADD 2

MAJOR PLAT

030166

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 550 E-2

OWNER: Coker United Methodist Church, by Tom Ellis

ENGINEER: GE Reaves Engineering, Inc., by Gaylord E. Reaves

CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: June 22, 2004

Location: At the southeast corner of West Avenue and the proposed Wurzbach Parkway

Services Available: SAWS Water and Sewer

Zoning: I-1 General Industrial District

C-3 Commercial District

Plat is in accordance with:

P.O.A.D.P./M. D. P. # 786, Coker United Methodist Church was approved on June 2, 2004.

Proposed Use: Church Expansion

Major Thoroughfare: Wurzbach Parkway is an expressway. West Avenue is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat 1 non-single family lot consisting of 9,667 acres.

STAFF RECOMMENDATION:

Approval.

PLANNING COMMISSION

SUBDIVISION PLAT

AGENDA ITEM NO: 23 July 14, 2004

ENCINO RIDGE, UNIT 1 (PUD)
SUBDIVISION NAME

MAJOR PLAT

030234
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 483 E-5

OWNER: Pulte Homes of Texas, L.P., by Bart Swider

ENGINEER: Carter & Burgess, Inc., by Christopher Lindhorst

CASE MANAGER: Roland Trevino, Planner II

Date filed with Planning Commission: June 28, 2004

Location: At the intersection of U.S. HWY. 281 and Stone Oak Parkway

Services Available: SAWS Water and Sewer

Zoning:	R-6	Residential Single Family District
	PUD	Planned Unit Development District
	ERZD	Edwards Recharge Zone District

Plat is in accordance with:

POADP/MDP 764, Cavalo Ranch was approved on September 15, 2003

Proposed Use: Single Family Residential

Major Thoroughfare: U.S. HWY. 281 is a Freeway
Stone Oak Parkway is a Second Arterial, Type A,
minimum R.O.W. 86' feet

APPLICANT'S PROPOSAL:

To plat **96** single family lots with **4769** linear feet of public streets
consisting of **28.79** acres

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site.

This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: **24** July 14, 2004

MEDICAL CENTER SELF STORAGE
SUBDIVISION NAME

MAJOR PLAT

030272
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 548 F-4

OWNER: USAA Real Estate Co., by Susan Wallace

ENGINEER: Moy Civil Engineers by Duane A. Moy

CASE MANAGER: Roland Trevino, Planner II

Date filed with Planning Commission: June 28, 2004

Location: On the west side of Huebner Road, 175.23' to the northwest corner of Huebner Road and Fredericksburg Road

Services Available: SAWS Water and Sewer

Zoning: C-3S Commercial District with Specific Use Authorization for the development of self-service storage facilities

Proposed Use: Self Storage Facility

Major Thoroughfare: **Huebner Road** is a Primary Arterial, Type A, minimum R.O.W. **120** feet

Fredericksburg is a Second Arterial, Type A, minimum R.O.W. **86** feet

APPLICANT'S PROPOSAL:

To plat **1 non-single** family lot consisting of **4.983** acres

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: 25 July 14, 2004

<u>CIBOLO CANYON UNIT-4, PHASE 1</u>	MAJOR PLAT	<u>030372</u>
<u>PLANNED UNIT DEVELOPMENT</u>		PLAT #
SUBDIVISION NAME		

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 484 A-2

OWNER: Lumbermen's Investment Corporation, by John K. Pierret

ENGINEER: Pape-Dawson Engineers, Inc., by Ruben Cervantes

CASE MANAGER: Roland Trevino, Planner II

Date filed with Planning Commission: June 16, 2004

Location: On the south side of Cibolo Canyon Boulevard, 1346' to Bulverde Road

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

POADP/MDP #727, Cibolo Canyon Resort Community was approved on 04/04/02

P.U.D. # 03-023, Cibolo Canyon Unit-4 was approved on 04/04/02

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **83** single family lots with **4,230** linear feet of private streets consisting of **25.27** acres

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site.

This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: 26 July 14, 2004

OLIVER RANCH, UNIT-2, PHASE III (PUD) **MAJOR PLAT** **030406**
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 451 C-7

OWNER: Centex Real Estate, by Rick Pierce

ENGINEER: Pape-Dawson Engineers, Inc., by Rick Gray

CASE MANAGER: Roland Trevino, Planner II

Date filed with Planning Commission: June 18, 2004

Location: On the east side of Little Brook Blvd., 109' to Mason King Blvd.

Services Available: BexarMet Water and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

POADP/MDP 662-C, Oliver Ranch was approved on 01/20/2004

P.U.D. # 99-028-C, Oliver Ranch was approved on January 20, 2004

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **159** single family lots with **4711.25** linear feet of public streets
consisting of **34.15** acres

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site.

This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION

VACATE AND REPLAT

AGENDA ITEM NO: 27 July 14, 2004

CHURCH COMMUNITY DEVELOPMENT MAJOR PLAT 030496
SUBDIVISION NAME PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 612 D-4

OWNER: John K. Underwood

ENGINEER: Bury & Partners-SA, Inc., by David E. Rodriguez

CASE MANAGER: Roland Trevino, Planner II

Date filed with Planning Commission: June 28, 2004

Location: At the intersection of Potranco Road and Ellison Drive

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single-Family District
 C-3R Commercial District, Restrictive Alcoholic Sales
 C-2 Commercial District

Proposed Use: Church and Commercial Pad Sites

**Major Thoroughfare: Potranco Road is a Primary Arterial, Type A,
 minimum R.O.W. 120 feet**

APPLICANT'S PROPOSAL:

To plat **3 non-single family** lots consisting of **8.798** acres

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: 28 July 14, 2004

SHADOW CANYON UNIT 4, P.U.D.
SUBDIVISION NAME

MAJOR PLAT

040032
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 511 D-3

OWNER: Shadow Creek Canyon, Ltd., by Thomas E. Dreiss

ENGINEER: Brown Engineering Co., by Mark S. Brown

CASE MANAGER: Roland Trevino, Planner II

Date filed with Planning Commission: June 28, 2004

Location: On the north and south sides of Clovis Street, 119' to southeast corner of Montell Street

Services Available: SAWS Water and Private Septic

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

POADP/MDP 663-B, Shadow Canyon was approved on March 16, 2000

P.U.D. # 99-022, Shadow Canyon was approved on July 26, 2000

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **22** single family lots with **1570** linear feet of private streets consisting of **25.603** acres

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site.

This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: 29 July 14, 2004

HILLCREST UNIT 1
SUBDIVISION NAME

MAJOR PLAT

040078
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 646 B-2

OWNER: Pulte Homes of Texas, L.P., by Bart Swider

ENGINEER: Carter & Burgess, Inc., by Billy Classen

CASE MANAGER: Roland Trevino, Planner II

Date filed with Planning Commission: June 28, 2004

Location: On the west side of Loop 1604, 3130' to Marbach Road and Loop 1604 intersection

Services Available: Bexar-Met Water and SAWS Sewer

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

Major Thoroughfare: Loop 1604 is a Freeway

APPLICANT'S PROPOSAL:

To plat **204** single family lots and **2 non-single family lots** with **7,422** linear feet of public streets consisting of **45.86** acres

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION

SUBDIVISION

AGENDA ITEM NO: 30 July 14, 2004

THE PARK AT

UNIVERSITY HILLS, U-1

SUBDIVISION NAME

MAJOR PLAT

040143

PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 514 C-8

OWNER: Centex Homes, by Rick Pierce

ENGINEER: M.W. Cude Engineers, L.L.C., by Michael Cude

CASE MANAGER: David Stallworth, Planner II

Date filed with Planning Commission: June 28, 2004

Location: On the south side of Hausman Road, +/-1685' east of Regency Trail

Services Available: SAWS water and sewer

Zoning: R-4, Residential Single-family District

Plat is in accordance with:

POADP/MDP #767-A, *The Park at University Hills*, approved 3/22/04

Proposed Use: Single-family residential

Major Thoroughfare: **Hausman Road;** Type-A secondary, **86'** minimum ROW

APPLICANT'S PROPOSAL:

To plat **150** single-family lots and **6,849** linear feet of public street consisting of **44.166** acres

STAFF RECOMMENDATION:

Approval

AGENDA ITEM NO: 31 July 14, 2004

Approval

PLANNING COMMISSION

SUBDIVISION PLAT

AGENDA ITEM NO: 32 July 14, 2004

CHEYENNE VALLEY UNIT 1
SUBDIVISION NAME

MAJOR PLAT

040260
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 553 B-5

OWNER: ABG Enterprises Ltd., , by Brad Galo

ENGINEER: W. F. Castella & Assoc., by David G. Brown

CASE MANAGER: Roland Trevino, Planner II

Date filed with Planning Commission: June 28, 2004

Location: At the intersection of Weidner Road and Grand Club Drive

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single Family District

Plat is in accordance with:

POADP/MDP #752, Cheyenne Valley was approved on April 30, 2003

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **84** single family lots with **3600** linear feet of public streets
consisting of **21.900** acres

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION

SUBDIVISION

AGENDA ITEM NO: 33 July 14, 2004

THE HILLS AT SHAENFIELD, U-3
SUBDIVISION NAME

MAJOR PLAT

040261
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 546 B-7

OWNER: Obra Homes, by Louis Espinar

ENGINEER: W.F. Castella and Associates, Inc., by Brian Crowell

CASE MANAGER: David Stallworth, Planner II

Date filed with Planning Commission: June 28, 2004

Location: On the northwest side of Wildhorse Pkwy., +/-608' north of Shaenfield Rd.

Services Available: SAWS water and sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with: POADP/MDP #718, *Menn Tract*, approved 10/22/01

Proposed Use: Single-family residential

APPLICANT'S PROPOSAL:

To plat **130** single-family lots and **3,877** linear feet of public street consisting of **22.445** acres

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: 34 July 14, 2004

STONEGATE HILL, PHASE I (PUD)
SUBDIVISION NAME

MAJOR PLAT

040294
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 578 E-5

OWNER: Pulte Homes of Texas, L.P., by Christopher Lindhorst

ENGINEER: Pape-Dawson Engineers, Inc., by Gene Dawson Jr.

CASE MANAGER: Roland Trevino, Planner II

Date filed with Planning Commission: June 29, 2004

Location: On the north side of Ranchers Ridge, 150' to Cinnamon Ridge

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single Family District
PUD Planned Unit Development District

Plat is in accordance with:

POADP/MDP #110, Westover Hills was approved on May 17, 1991

P.U.D. # 93-027, (The Heights at Westover Hills) approval pending July 14, 2004

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **76** single family lots with **3776** linear feet of private streets
consisting of **22.96** acres

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION

PLAT DEFERRAL

AGENDA ITEM NO: 35 July 14, 2004

PORFIRIO S. OZUNA
SUBDIVISION NAME:

MINOR PLAT

040075
PLAT #:

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 681 D-4

OWNER: Iglesia El Jordan, by Hector Fiella

ENGINEER: Sur – Tejas Corporation, by Majid Howiatdost

CASE MANAGER: David Stallworth, Planner II

Location: On the south side of Loop 410, +/- 1975' east of State Highway 16

Zoning: UD, Urban Development District

Proposed use: Church

APPLICANT'S PROPOSAL:

To plat **one (1) non**-single-family lot consisting of **1.5138** acres

DISCUSSION:

Proposal: The current plat application is set to expire on October 30, 2005. The applicant is requesting temporary utility service and building permits in accordance with section 35-440 of the UDC to construct a new church.

STAFF RECOMMENDATION:

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service or certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.

**PLANNING COMMISSION
PLAT DEFERRAL**

AGENDA ITEM NO: 36 July 14, 2004

THE WURZBACH ESTATE AT BURMEADE OAKS
SUBDIVISION NAME:

040312
PLAT #:

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 549 A-7

OWNER: The Wurzbach Estate at Burmeade Oaks Ltd.

ENGINEER: Stephen G. Cook

CASE MANAGER: Roland Trevino, Planner II

Location: On the south side of Wurzbach Road, approximately 559.74' to the south west intersection of Wurzbach Road and Fredericksburg Road

Zoning: C-2 Commercial District

Proposed use: Reception Hall

APPLICANT'S PROPOSAL:

To plat 1 non-single family lot consisting of **1.595** acres

APPLICANT'S REQUEST:

The applicant is requesting temporary utility service and building permits prior to plat approval & recordation. The applicant states that financial arrangements with the financial institution will be in jeopardy if construction and the grand opening as scheduled to start generating income to pay the financial loan for the project is delayed due to the time frame it takes to obtain a regular plat.

STAFF RECOMMENDATION:

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service or certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.

PLANNING COMMISSION

PLAT DEFERRAL

AGENDA ITEM NO: 37 July 14, 2004

ESTATES OF WESTOVER HILLS UNIT 1(AMEND)

040442

SUBDIVISION NAME:

PLAT #:

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 579 A-6

OWNER: Kevin Odom

ENGINEER: David W. Dye III

CASE MANAGER: Roland Trevino, Planner II

Location: At the intersection of Del Mar Trail and Westover Hills Blvd.

Zoning: R-6 Residential Single-Family District

Proposed use: Single Family

APPLICANT'S PROPOSAL:

To plat 1 single family lot consisting of 1.42 acres

APPLICANT'S REQUEST:

The applicant is requesting temporary utility service and building permits prior to plat approval & recordation. The applicant states that because of the platting requirement, the stringent time schedule toward the construction to his property has stopped. The applicant states that there would not be sufficient time to go through the entire plat process and accomplish the stringent time schedule to meet the needs of his family.

STAFF RECOMMENDATION:

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service or certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.

PLANNING COMMISSION

PLAT DEFERRAL

AGENDA ITEM NO: 38 July 14, 2004

THE RIM, UNIT 1
SUBDIVISION NAME:

040460
PLAT #:

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 514 C-3

OWNER: Thomas Enterprises, by Kevin Case

ENGINEER: Pape Dawson Engineers, Inc., by Song Tan

CASE MANAGER: Mark Celestino, Planner I

Location: On the east side of IH 10, south of Old Camp Bullis Road.

Zoning: C3 Commercial District
GC-1 Gateway Corridor – District 1

Proposed use: Commercial

APPLICANT'S PROPOSAL:

To plat 1 non-single family lot consisting of 11.00 acres.

APPLICANT'S REQUEST:

The applicant is requesting temporary utility service and building permits prior to plat approval and recordation. The applicant states that in order to meet construction schedules and lease deadlines they need to secure building permits in conjunction with the plat.

STAFF RECOMMENDATION:

The Director of Development Services' recommendation is pending final review of the plat deferral application.

**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: 39 July 14, 2004

**CIBOLO CANYON U-3 PH 1 PUD
SUBDIVISION NAME**

MAJOR PLAT

**030371
PLAT #**

COUNCIL DISTRICT: OCL

FERGUSON MAP GRID: 484 A-2

OWNER: Lumbermen's Investment Corp. by John K. Pierret

ENGINEER: Pape Dawson Engineers by Ruben Cervantes

CASE MANAGER: J. Jay, Planner II

Date filed with Planning Commission: June 29, 2004

Location: On the easterly side of Bulverde Rd., 7310' north of Evans Rd.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio city limits

Plat is in accordance with:

POADP/MDP 727, Cibolo Canyon, approved 4-4-02

P.U.D. # 03-022, Cibolo Canyon, approved 12-22-03

Proposed Use: Single Family

Major Thoroughfare: Bulverde Rd. is a secondary arterial, Type A, minimum R.O.W. 86'.

APPLICANT'S PROPOSAL:

To plat **100** single family lots, **1** non-single family lot, **4626** linear feet of private streets, all consisting of **26.5** acres.

DISCUSSION:

The Department of Development Services has cited Section 35-506(d)(5) of the UDC regarding intersection sight distance at the intersection of Waterhole Lane and Highline Trail. The applicants engineer has submitted a request

for variance to the requirement. The UDC requires a stopping distance of 335'. The applicant is proposing a 200' stopping sight distance due to the minimum amount of traffic expected in this gated community.

Development Services Department has no objection to the granting of the variance as indicated in their attached report.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval.

**PLANNING COMMISSION
REPLAT AND SUBDIVISION PLAT**

AGENDA ITEM NO: 40 July 14, 2004

CAMBRIDGE (PUD)
SUBDIVISION NAME

MAJOR PLAT

030520
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 513 E-8

OWNER: Hausman Developers, by H. Dale Kane

ENGINEER: W.F. Castella & Assoc., by David G. Brown

CASE MANAGER: Roland Trevino, Planner II

Date filed with Planning Commission: June 24, 2004

Location: At the intersection of Hausman Road and Pecan Glade Street

Services Available: SAWS Water and Sewer

Zoning: RM-4 Residential Mixed District / PUD Planned Unit Development
District / ERZD Edwards Recharge Zone District

C-2NA Commercial, Nonalcoholic Sales District / ERZD Edwards
Recharge Zone District

Plat is in accordance with:

P.U.D. # 03-025, Cambridge was approved on June 9, 2004

Proposed Use: Residential

Major Thoroughfare: Huasman Road is a Secondary Arterial, Type A,
minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

To plat **133** single family lots with **3410** linear feet of public streets
consisting of **34.73** acres

DISCUSSION:

The Department of Development Services has cited: Section 35-506(e)(7) of the UDC regarding Secondary Access. The applicants engineer has submitted a request for variance to the requirement. The development consists of 133 lots, zoned PUD, and is located on W. Hausman Road, between Babcock Road and Loop 1604. The UDC requires a secondary access for single-family subdivisions exceeding 125 units. The engineer has located the single subdivision entrance at a signalized intersection, Huntsman Road and W. Hausman Road. If a secondary access were provided, it would be located 590 feet west, across from Pecan Glade, the subdivision entrance to Hunter's Chase. Due to the high traffic volumes on W. Hausman (a two lane roadway), creating another subdivision entrance at this un-signalized location would be detrimental to public safety. Since a secondary access is obtainable with future development of a 98-acre unplatted tract to the west, and a secondary access across from Hunter's Chase would adversely impact the safety of the public.

Development Services Department has no objection to the granting of the variance as indicated in their attached report.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site.

This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned variance. With regards to the variance, staff does concur with the applicant's justification, therefore the Director of Development Services recommends approval of the variance and plat.